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THE OLD RANCH
LOW ROAD
HOLBEACH HURN
SPALDING
LINCOLNSHIRE

(HHLR24)

WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING

Grid Reference: TF 39330 26988
Planning Application No. H09-0130-24
Accession No. LCNCC: 2025.19

PREPARED FOR
C & P BUTLER

JANUARY 2025

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1 SUMMARY

1.1 *A programme of historic building recording is required prior to the conversion of an outbuilding for family use at The Old Ranch, Low Road, Holbeach Hurn, Spalding, Lincolnshire.*

1.2 *The building is an ancillary building, a former stable and part of a disused farmstead in a regular courtyard plan as indicated on historic mapping.*

1.3 *The building will be surveyed externally and internally and plans and elevations will be checked and measured on site. The report will consist of a narrative supported by illustrations and photographs.*

2 INTRODUCTION

2.1 This document comprises a written scheme of investigation for Historic Building Recording at The Old Ranch, Low Road, Holbeach Hurn, Spalding, Lincolnshire.

2.2 This document contains the following parts:

2.2.1 Overview.

2.2.2 Stages of work and methodologies.

2.2.3 Programme of works and staffing structure of the project

3 SITE LOCATION AND HISTORIC BACKGROUND

3.1 Holbeach Hurn is located in the civil parish of Holbeach approximately 15km east of Spalding and 18km south of Boston in the South Holland district of Lincolnshire. The brick and slate barn forms part of a disused farm yard located to the rear of existing residential properties situated off Marsh Road. Vehicular access is off Low Road. The barn is located at National Grid Reference TF 39330 26988.

3.2 The place name Holbeach Hurn appears to be Anglo-Saxon in origin. Holbeach is interpreted variously as meaning 'hole' or 'hollow place' and Hurn appears to mean a corner of land. The village name may mean an island or peninsula (Cameron 1998).

3.3 The site is the remnant of a range of outbuildings forming a regular courtyard plan farmstead detached from its farmhouse and is included within the HER description for Vinery Cottage (MLI123377). The building to be altered is slightly detached and to the north from the rest of the buildings and is in the form of a stable. On the Ordnance Survey map of 1903 it can be seen as a stand-alone building, but by 1931 it has been extended to the north with the addition of an open fronted structure. By1973 the open fronted structure has been extended further to the west.

4 PLANNING BACKGROUND

4.1 Planning permission (H09-0130-24) has been granted for the conversion of this building as an annexe for family use. Permission was granted on the provision that archaeological mitigation comprising, but not necessarily limited to a programme of Historic Building Recording, which should be undertaken prior to any alterations work taking place. The recommendation was that the building recording should be of a Historic England Level 3 standard in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice'. The work is to be undertaken in accordance with an approved written scheme of investigation which this document provides.

5 AIMS AND OBJECTIVES

5.1 The aim of the work will be to provide a record of the building from on-site observation and secondary sources.

5.2 The objectives will be to establish:

5.2.1 the form of the building;

5.2.2 the date of the building and features of special interest;

6 BUILDING RECORDING AND HISTORICAL RESEARCH

6.1 Building Investigation is to be undertaken prior to alterations to the building.

6.1.1 A detailed photographic survey, to be tied to floor plans, showing the building exterior and interior relevant to the building's design development and use; interior views of all rooms and circulation areas; all roof structures; doors, windows and any other original or historic structural or decorative features and detail. Digital images to be submitted as part of the site archive will be captured using a camera with a minimum APS-C sensor size and a minimum of 10 megapixels. The camera will be capable of outputting RAW (or non- proprietary equivalent) images which can be exported in TIFF format.

6.1.2 Dimensioned plans of the building as existing, which will incorporate details of the form and location of any structural or decorative features of historic interest.

6.1.3 A written record providing an account of the buildings' type, materials and possible dates; an account of the overall form and successive phases of development; an account of fixtures, fittings and their uses in relation to the form and function of the building

7 SITE OPERATIONS

7.1 General considerations

7.1.1 All work will be undertaken following statutory Health and Safety requirements in operation at the time of the investigation. All work will be carried out in accordance with the Lincolnshire Archaeological Handbook (Lincolnshire County Council 2019) and any revisions of such received up to the acceptance of this specification. Additionally, the work will be undertaken in consideration of, and with reference to, the regional research agenda (Knight et al. 2012).

7.1.2 The building recording and analysis will be undertaken by staff with experience of such examinations up to Historic England Level 4 standard (As defined in *Understanding Historic Buildings: A Guide to Good recording Practice* Historic England 2016) The work will be undertaken according to the relevant codes of practise issued by the Chartered Institute for Archaeologists (CIfA 2014), under the management of a Member of the institute (MCIfA). Archaeological Project Services is CIfA registered organisation no. 21. The standards set in Historic England's *Management of Research Projects in the Historic Environment* (2015) and *Archaeological Archives* (APP 2007) will be adhered to.

8 REPORTING

8.1 A report detailing the results of the analysis will be prepared. This will consist of:

A summary of the survey results.

A description of the history and historical setting of the building.

A text describing the results of the building survey.

Location plans of the site and building.

Interpretation of the development and use of the building.

Appropriate photographs of the elevations, general exterior and interior views and specific features.

9 REPORT DEPOSITION

9.1 Copies of the report will be sent to: the client; the Archaeological Advisor to South Holland District Council; and to Lincolnshire County Council Historic Environment Record.

10 ARCHIVE

10.1 The documentation and records generated during the investigation will be sorted and ordered into format acceptable to Lincoln Museum. This will be undertaken following the requirements of the document titled *Conditions for the Acceptance of Project Archives* for long-term storage and curation.

11 PUBLICATION

11.1 Details of the investigation will be input to the Online Access to the Index of Archaeological Investigations (OASIS).

If appropriate, notes on the findings will be submitted to the appropriate national journals: *Britannia* for discoveries of Roman date, and *Medieval Archaeology* for findings of medieval or later date. In addition, a note will be submitted to the local journal, *Lincolnshire History and Archaeology*.

12 CURATORIAL RESPONSIBILITY

12.1 Curatorial responsibility for the archaeological work undertaken on the site lies with the Archaeological Advisor for South Holland District Council. The above methodology for recording the building has been agreed with them in advance of the submission of this document.

13 PUBLIC ENGAGEMENT AND BENEFIT

13.1 Archaeological Project Services are committed to provide public benefit from all projects undertaken.

13.2 The programme of Historic Building Recording will not afford opportunities for public engagement during the project. However, given the location of the site and the likelihood of public interest, the results of the project will be made publicly available through inclusion on the Archaeology Data Services website and the Lincolnshire Historic Environment record.

13.3 In addition, features revealed during the survey may feature on social media posts released by Archaeological Project Services, although will comply with current GDRP rules. Unless agreed to in writing, locational details will also be withheld from social media postings.

14 VARIATIONS AND CONTINGENCIES

14.1 Variations to the proposed scheme of works will only be made following written confirmation of acceptance from the archaeological curator.

14.2 Any contingency requirement for additional fieldwork or analysis outside the scope of the proposed scheme of works will only be activated following full consultation

with the archaeological curator and the client.

15 PROGRAMME OF WORKS AND STAFFING LEVELS

15.1 The building recording will is expected to take four days

15.2 A historic building specialist with experience of historic building recording and analysis up to Historic England Level 4 will undertake the work.

15.3 Analysis and report production and illustration will be undertaken by the historic buildings specialist.

16 INSURANCES

16.1 Archaeological Project Services, as part of the Heritage Trust of Lincolnshire, maintains Employers Liability Insurance of £10,000,000, together with Public and Products Liability insurances, each with indemnity of £5,000,000. Copies of insurance documentation can be supplied on request.

17 COPYRIGHT

17.1 Archaeological Project Services shall retain full copyright of any commissioned reports under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the Project Specification.

17.2 Licence will also be given to the archaeological curators to use the documentary archive for educational, public and research purposes.

17.3 In the case of non-satisfactory settlement of account then copyright will remain fully and exclusively with Archaeological Project Services. In these circumstances it will be an infringement under the Copyright, Designs and Patents Act 1988 for the client to pass any report, partial report, or copy of same, to any third party. Reports submitted in good faith by Archaeological Project Services to any Planning Authority or archaeological curator will be removed from said planning Authority and/or archaeological curator. The Planning Authority and/or archaeological curator will be notified by Archaeological Project Services that the use of any such information previously supplied constitutes an infringement under the Copyright, Designs and Patents Act 1988 and may result in legal action.

17.4 The author of any report or specialist contribution to a report shall retain intellectual copyright of their work and may make use of their work for educational or research purposes or for further publication.

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Specification: Version 1, 30/01/2025

SD24 - 008/1

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION OF
OUTBUILDING TO GRANNY
ANNEXE AT THE OLD RANCH,
LOW ROAD, HOLBEACH HURN
FOR

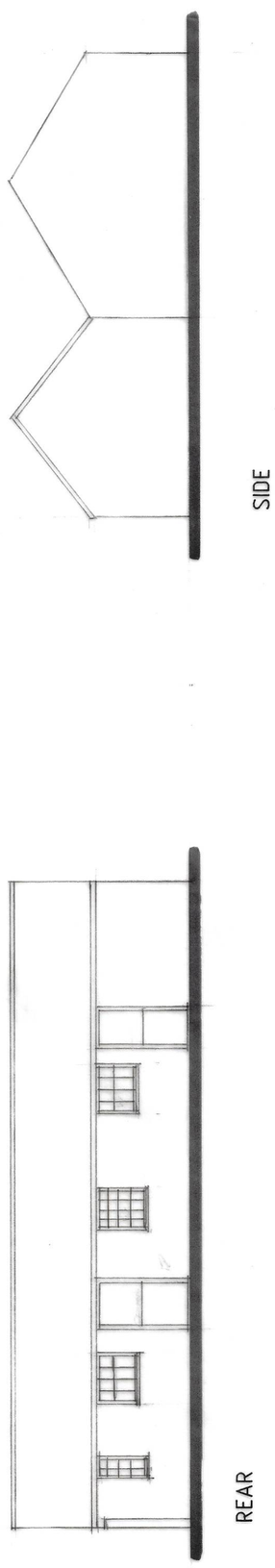
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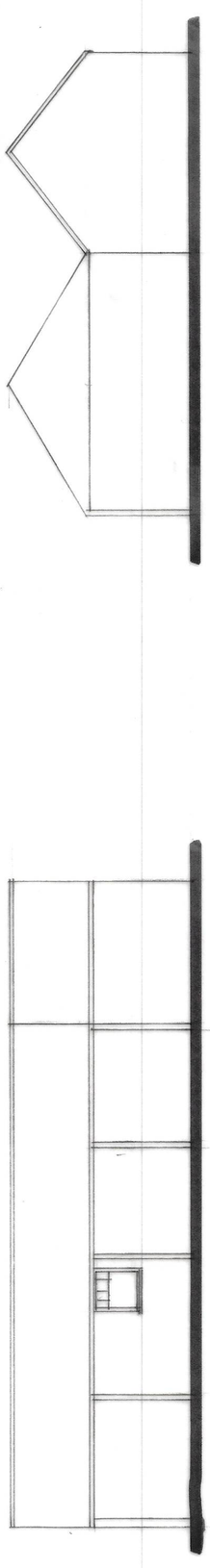
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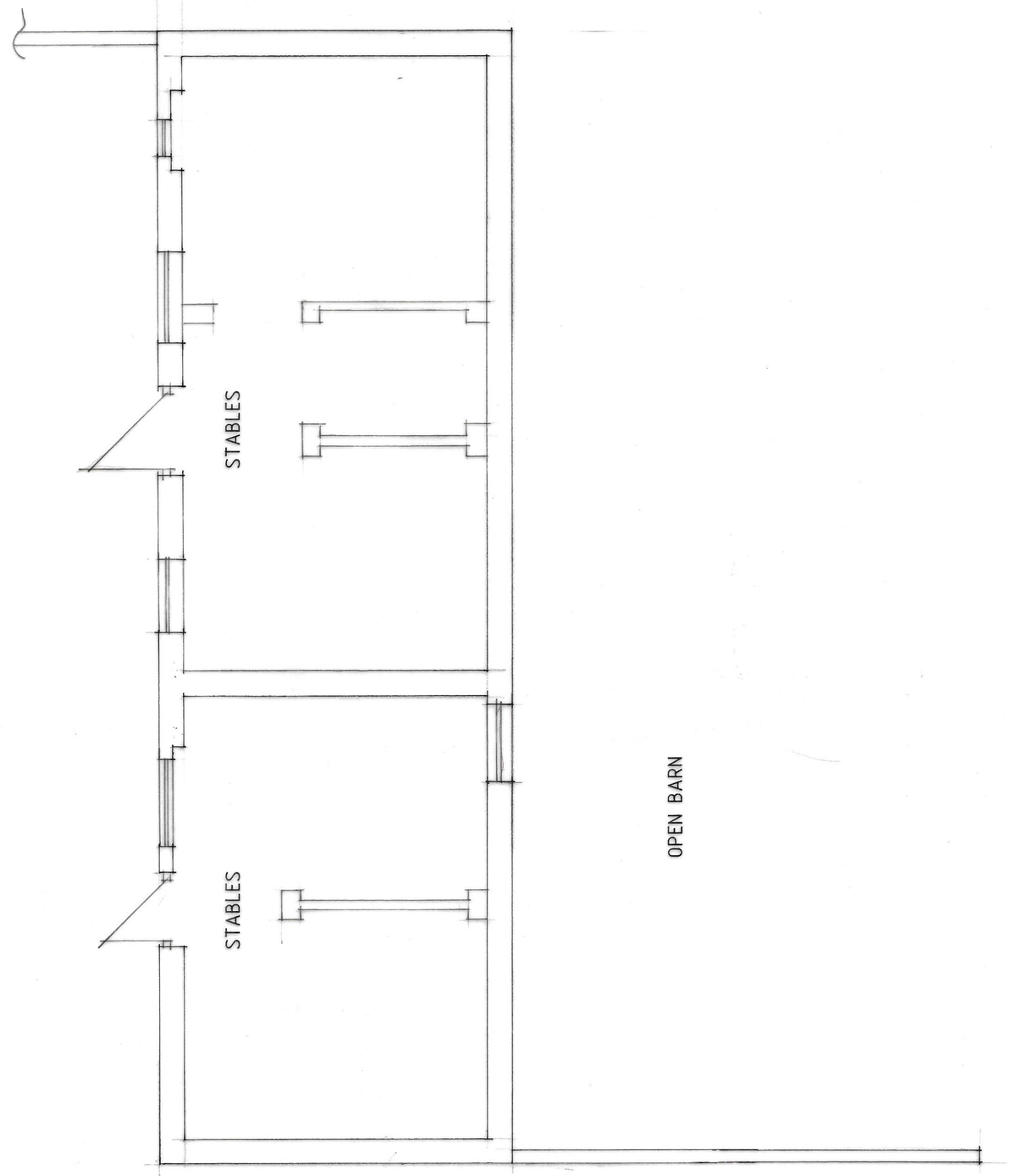
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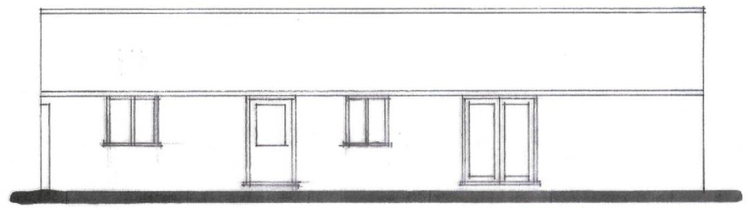
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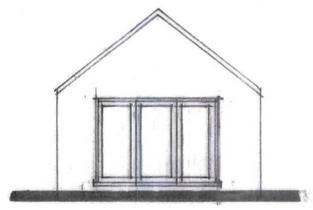
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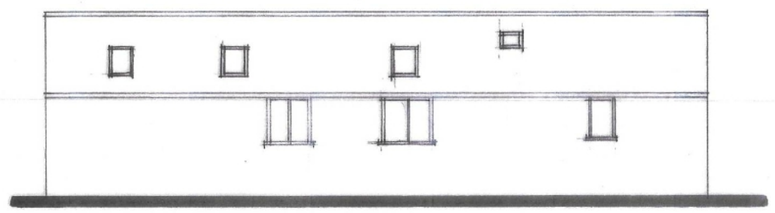
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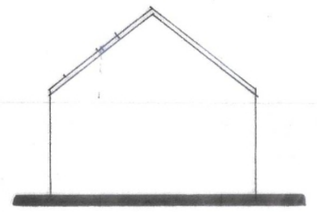
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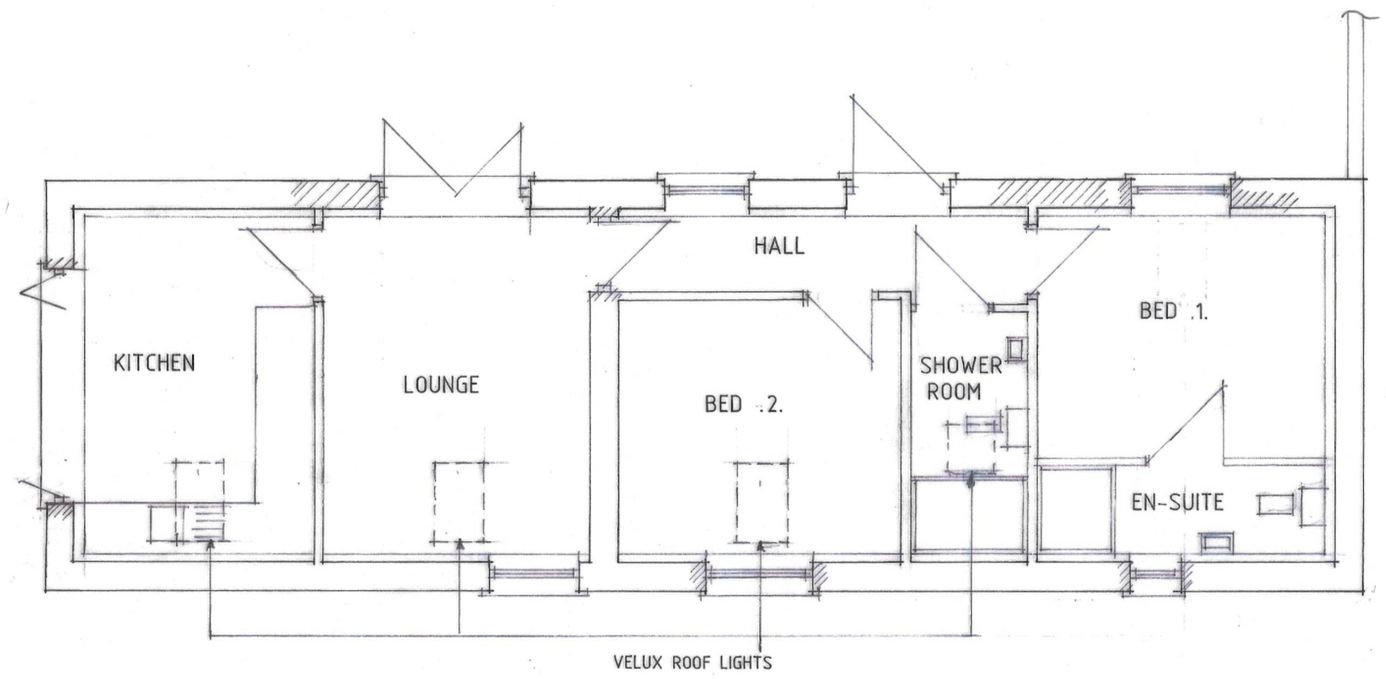
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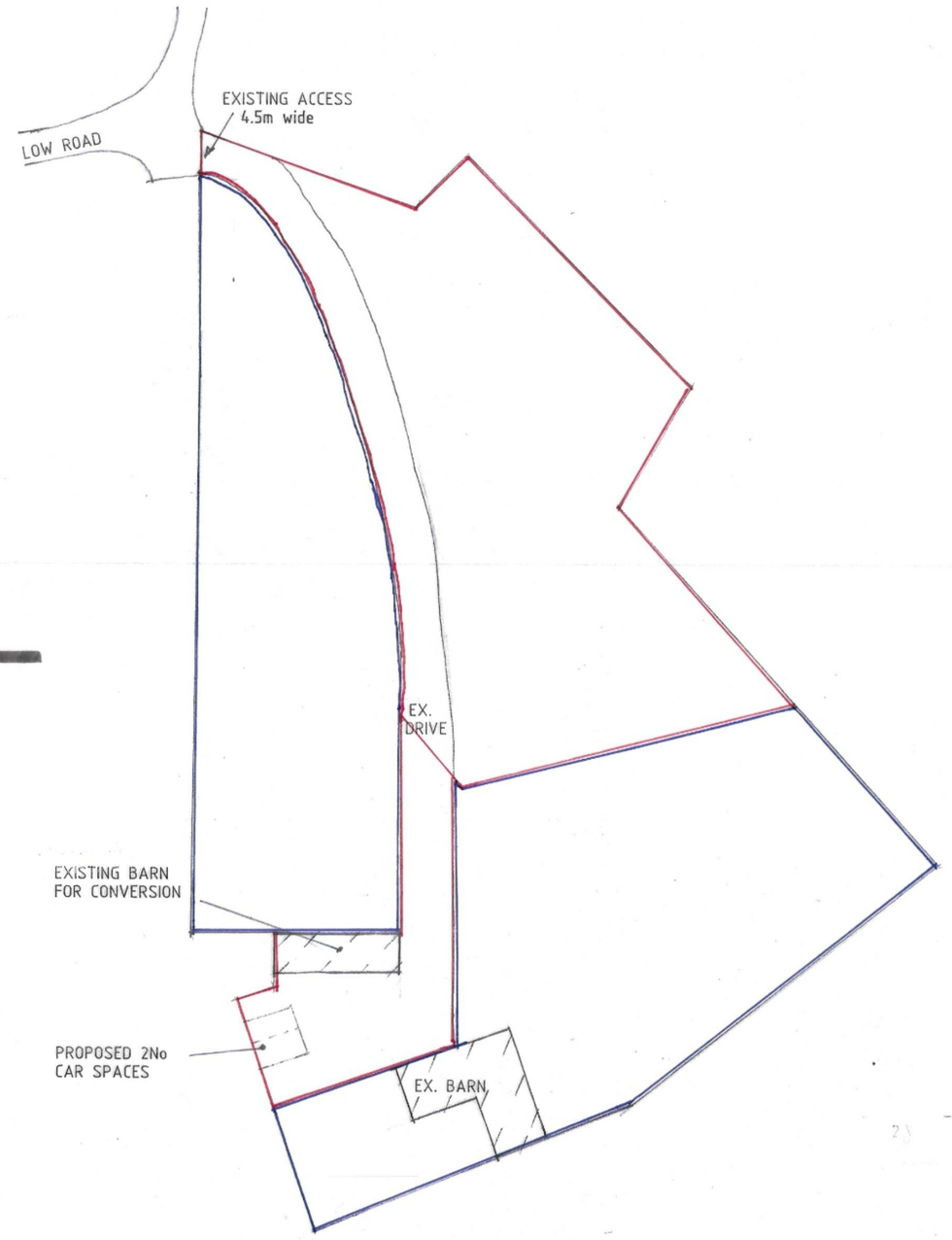
FRONT



SIDE



FLOOR PLAN



SITE PLAN
1:500

E - ALTS - 17.7.24
D - INF. ADDED - 3.7.24
C - SITE PLAN ADDED - 11.6.24
B - ALTS - 19.4.24
A - ALTS - 15.4.24

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PLAN AS PROPOSED

1:50 1:100 | SD24-008/2

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